



38 Brielen Court, Radcliffe on Trent,  
Nottingham, NG12 2GB

**£87,500**  
Tel: 0115 9336666

 **RICHARD  
WATKINSON**  
PARTNERS  
Surveyors, Estate Agents, Valuers, Auctioneers



A superb opportunity to acquire a well presented one double bedroomed apartment, for sale on a leasehold basis and located upon the top floor of this purpose built development designed exclusively for the over 55's and having 24 hour emergency care line assistance if required. The development is set within the heart of Radcliffe on Trent within walking distance of the central amenities, surrounded by fully maintained landscaped gardens and communal parking, there are a number of additional facilities available to residents, including a lounge, dining area, kitchen and laundry. There is an intercom entry system for security, lift and staircase rising to the upper floors.

The apartment itself has internal accommodation comprising entrance lobby, spacious through lounge and dining area, fitted kitchen, a double bedroom with built in wardrobe and bathroom with three piece suite.

### COMMUNAL FOYER

A security door with intercom system gives access to the development itself and all the communal areas including the lift and staircase rising up to the second floor. A passageway leads up to number 38, located upon the second floor of the three storey building.



### ACCOMMODATION

A wooden panel front door leading through to an entrance hall.

### ENTRANCE HALL

Having a loft hatch, currently housing the electric meter, pull cord alarm, airing cupboard housing hot water cylinder with slatted shelving, and an electrical fuse board. There is a door through to the lounge / diner.

### LOUNGE/DINER

17'7" x 11'1" max (5.36m x 3.38m max)

A large reception room combining both the lounge and dining areas, having an electric storage heater, double glazed window to the front and side elevation, television and FM aerial point, telephone point, coving, additional wall lights and glazed double doors through to the kitchen.



### KITCHEN

9'0" x 5'8" (2.74m x 1.73m)

Fitted with a range of wall mounted and base cabinets and drawers, rolled edge work surfaces, tiled splash backs, and inset stainless steel sink, built in eye level electric oven with a four ring hob and extractor fan above. Appliance space for fridge and freezer, a double glazed window to the side elevation, vinyl flooring, alarm pull cord and wall mounted electric fan heater.



### BEDROOM

15'5" x 8'9" (4.70m x 2.67m)

A good sized double bedroom, having a run of built in wardrobes with clothes rail, shelving, and folding mirror fronted screen doors, coving, electric storage heater, telephone point, additional wall lights and double glazed window to the front elevation.





### BATHROOM

6'9" max x 5'7" (2.06m max x 1.70m)

Fully tiled and fitted with a three piece suite comprising of a low flush WC, wash hand basin inset to vanity unit, panelled bath with mixer tap and shower fitment over, having curtain rail to the side, wall mounted mirror and wall light, extractor fan, heated towel rail and electric fan heater.



### BRIELEN COURT

The Brielen Court developments offers a number of communal facilities including a lounge and dining area with kitchenette off, laundry with washing machines, tumble dryers and ironing equipment. Within the complex

there is also the benefit of a guest suite which is available to be booked out by residents for their visiting guests.



### OUTSIDE

This purpose built complex is situated in the heart of Radcliffe set back from the established Bingham Road. A paved forecourt leads upto the main door with secure entry and intercom system. To the rear of the building there is a large car park with ample spaces available on a

first come first served basis plus additional spaces for visitors. The communal gardens are fully maintained and beautifully landscaped incorporating shaped lawns, well stocked borders and seating areas enclosed by wrought iron railings.



### COMMUNAL GARDENS

The communal gardens are fully maintained and beautifully landscaped incorporating shaped lawns, well stocked borders and seating areas enclosed by wrought iron railings.



## VIEWINGS

By appointment with Richard Watkinson & Partners.

## MAINTENANCE CHARGES

The development was built in 1998. The apartment is offered on a Leasehold basis with a 125 year Lease granted in 1997. A secure intercom entry system links to 24 hour emergency Careline Assistance. A lift accesses all floors. An annual maintenance/service charge of approx. £2,545.06 p.a (August 2020) is payable to First Port (Peveril), this covers the upkeep of the communal areas, gardens, water rates, window cleaning and building insurance. In addition a ground rent of £516.73 p.a is payable to E&M Management Services.

## RADCLIFFE ON TRENT

Radcliffe on Trent has a wealth of amenities including a good range of shops, doctors, dentists, schooling for all ages, restaurants and public houses, golf and bowls clubs, regular bus and train services (Nottingham to Grantham line). The village is conveniently located for commuting to the cities of Nottingham (6m) Newark (14m) Grantham (18m) Derby (23m) Leicester (24m) via the A52, A46, with the M1, A1 and East Midlands airport close by.

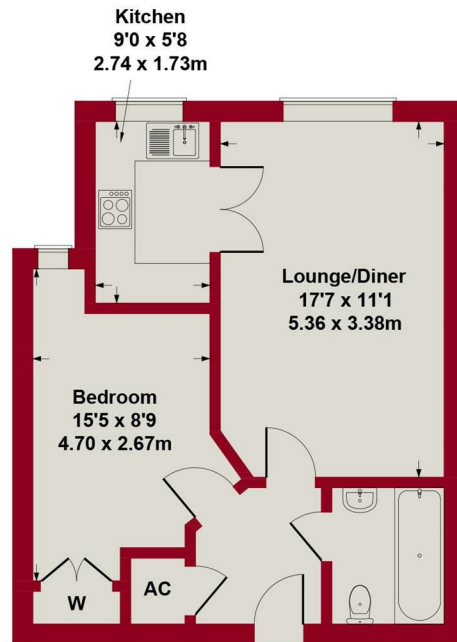
## COUNCIL TAX

We are led to believe by Rushcliffe Borough Council the property falls into Council Tax Band B.



# 38 Brielen Court, Radcliffe on Trent

Approximate Gross Internal Area  
473 sq ft - 44 sq m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Copyright V360 Ltd 2020 | www.houseviz.com



| Energy Efficiency Rating                    |                         |                         |
|---|-------------------------|-------------------------|
|   | Current                 | Potential               |
| Very energy efficient - lower running costs |                         |                         |
| (92 plus) A                                 |                         |                         |
| (81-91) B                                   |                         |                         |
| (69-80) C                                   |                         |                         |
| (55-68) D                                   |                         |                         |
| (39-54) E                                   |                         |                         |
| (21-38) F                                   |                         |                         |
| (1-20) G                                    |                         |                         |
| Not energy efficient - higher running costs |                         |                         |
| England & Wales                             | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |                         |
|---|-------------------------|-------------------------|
|   | Current                 | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |                         |
| (92 plus) A   |                         |                         |
| (81-91) B   |                         |                         |
| (69-80) C   |                         |                         |
| (55-68) D   |                         |                         |
| (39-54) E   |                         |                         |
| (21-38) F   |                         |                         |
| (1-20) G  |                         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |                         |
| England & Wales   | EU Directive 2002/91/EC | EU Directive 2002/91/EC |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 0115 9336666



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.  
Registered in England. Ltd Registration number: 07140024

34 Main Road,  
Radcliffe On Trent NG12 2FH  
Tel: 0115 9336666  
Email: radcliffeontrent@richardwatkinson.co.uk

